

New Jersey Natural Gas (NJNG) Long Branch Plant Site Update
New Jersey Department of Environmental Protection (NJDEP)
Site Remediation & Waste Management Program
March 2006

This report is provided in response to a request by the Concerned Citizens Coalition of Long Branch (CCC) for monthly updates from the Site Remediation and Waste Management Program (SRWM) on work conducted and planned at four areas associated with the former Long Branch Manufactured Gas Plant (MGP). These areas are:

- the former MGP (including the former Conrail properties, eastern off-site property, and former Jerry Morgan Park)
- the off-site portion of Troutmans Creek that flows north of the MGP
- residential areas where the community has expressed concern about potential soil contamination (Long Branch Avenue, Seaview Avenue, Grant Court and Ellis Avenue)
- the former Seaview Manor housing complex

All work is consistent with NJDEP's Technical Requirements for Site Remediation, which were developed to ensure remedial actions protect human health and the environment.

For historical information about activities that NJDEP and NJNG have conducted at these areas, please refer to the monthly updates NJDEP has provided to CCC since January 2005. The updates are available at www.nj.gov/dep/srp/community/highlights.htm. For more information, see NJDEP's Environmental Justice web page at <http://www.nj.gov/dep/ej>.

1) Long Branch Plant

Red Brick Building

NJNG submitted a Remedial Investigation Report (RIR) summarizing the findings of its investigation of soil and ground water in February 2006. The RIR included analytical data for trichloroethene (TCE) and perchloroethylene (PCE) contamination in the soil beneath the concrete pad where the red brick building was located, as well as potential ground water impacts. However, the Remedial Action Work Plan (RAWP) for this area did not accompany the RIR as originally planned because NJNG wanted to defer submission of the RAWP until after NJDEP approved the RIR. NJDEP addressed this matter in a March 3, 2006 letter to NJNG and also discussed it during a March 29, 2006 meeting with NJNG representatives. NJDEP relayed preliminary comments on the RIR to NJNG in March 2006 and expects to receive a written reply in April 2006. NJDEP expects to issue final written comments on the RIR in May 2006 pending review of NJNG's reply. NJNG indicated that it is finalizing the remedy selection concurrent with NJDEP's review of the RIR and will be prepared to submit the RAWP in the summer of 2006.

Atlantic Plumbing and Supply Company (ASPC)

NJDEP approved an RAWP to conduct an unrestricted use remedial action for the ASPC property in April 2005. The approved RAWP included a timeframe for complete remediation of this property by May 2006. However, implementation of the RAWP was delayed while NJNG negotiated with the owners of ASPC to obtain access to the property. The court order issued as a



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result of litigation between NJNG and APSC states NJNG can have access to the property when APSC vacates it in September 2006.

NJDEP's March 3, 2006 letter informed NJNG that it should implement the approved RAWP once the property transfer is finalized. This matter was discussed during the March 29, 2006 meeting and NJNG clarified that its proposed new RAWP was needed in order to consolidate the plans for the APSC property, the on-site portion of Troutmans Creek, and the remainder of the former MGP site into a single RAWP. This approach would enable NJNG to bid these remedial actions as a single scope of work without affecting the September 2006 start date.

On-Site Portion of Troutmans Creek

Remediation of the southern on-site portion of the Troutmans Creek has been delayed since this work cannot be implemented until NJNG is allowed access to the APSC property. Now that the negotiations between NJNG and APSC are complete, these efforts are scheduled to start in September 2006 (see preceding paragraph). NJDEP's March 3, 2006 letter notified NJNG that it must prepare supplementary plans to ensure that these cleanup activities are not delayed during the winter months due to inclement weather and it adheres to the established remedial timeframe. NJNG acknowledged the need to address these matters during the March 29, 2006 meeting and plans to complete the remediation by March 2007.

Soil Gas Investigation

NJNG submitted an RIR summarizing the findings of the soil gas investigation for the Talco property in February 2006. NJDEP is currently reviewing the RIR and expects to issue comments in May 2006. As stated above, a court order issued as a result of the litigation between NJNG and APSC states that NJNG can have access to the APSC property when APSC vacates it in September 2006. Investigative efforts at APSC will commence after this date.

Ground Water Investigation

NJNG submitted a Draft RIR/Draft Ground Water Pilot Testing Report (GWPTR) and Draft Remedial Action Selection Report (RASR) on March 6, 2006. The Draft RIR details efforts to more closely define the on-site extent of the dense non-aqueous phase liquid (DNAPL) and the Draft GWPTR provides the results of the ground water treatment studies. The Draft RASR presents the remedies NJNG plans to select to remediate the DNAPL and dissolved ground water contamination. NJNG also submitted a Draft Phase II Ground Water Monitoring Report (GWMR) on March 6, 2006.

Collectively, these documents comply with the due date established by NJDEP for submission of a Ground Water RIR and RASR. The NJDEP is reviewing all of these documents and expects to issue written comments in early summer 2006.

2) Troutmans Creek

NJNG submitted a Draft Ecological Risk Assessment (ERA) Work Plan on March 22, 2006 that contains proposals for tasks that include, but are not limited to conducting a benthic community survey, sediment toxicity testing, and sediment sampling for analysis of site-related contaminants. The ERA is necessary to complete the RI and satisfy the “Technical Requirements for Site Remediation.” NJNG also submitted a Draft RAWP for Troutmans Creek. NJDEP is reviewing these submissions and expects to issue comments in the summer of 2006.

3) Off-Site Residential Areas

NJDEP collected soil samples from the right-of-ways along Long Branch Avenue, Seaview Avenue and Ellis Avenue and from Grant Court in May 2005 and analyzed the samples for volatile organic compounds, semi-volatile organic compounds, total petroleum hydrocarbons and metals. NJDEP summarized its findings in an RIR and provided copies to CCC members in March 2006.

The results of the off-site soil investigation revealed that two shallow samples collected from beneath the pavement on Ellis Avenue contained semi-volatile organic compounds and a metal at levels exceeding NJDEP’s soil cleanup criteria. It also revealed that two deep soil samples (collected more than six feet below grade) at Grant Court contained semi-volatile organic compounds and metals above NJDEP’s soil cleanup criteria. In addition, one surface soil sample near a dumpster in the Grant Court housing development contained arsenic above NJDEP’s soil cleanup criteria. The Long Branch Housing Authority (LBHA) placed gravel over the area near the dumpster and installed a temporary fence around it. LBHA has also received NJDEP approval for its sampling plan to complete the soil delineation for Grant Court as recommended by NJDEP.

4) Seaview Manor

NJNG submitted a Revised RAR for Block 400, Lot 7 in January 2006 in response to the NJDEP’s December 16, 2005 comment letter. SRWM reviewed numerous aspects of the Revised RAR during February and March 2006. Based on its review, SRWM has worked closely with the Land Use Regulation Program to resolve issues related to the CAFRA permit for the new Seaview Manor. These efforts have allowed the contractor to resume construction of the housing units. NJDEP expects to issue formal comments on the Revised RAR in May 2006.

NJNG also submitted an RAR for the remainder of the LBHA properties and adjacent properties in February 2006. The NJDEP is reviewing this document and expects to issue comments in early summer 2006.

Culvert Status

NJNG removed two feet of soil from the culvert area and capped it during the remedial action for Block 400, Lots 6 and 7. The removal of the culvert and any underlying contamination will be implemented in summer 2006.

Related Information

LBHA Activities

LBHA submitted a Site Investigation Report (SIR) on January 24, 2006 regarding two former underground storage tanks (USTs) that were on Block 400 Lot 7. Based on preliminary comments from NJDEP, a supplemental information package was submitted on February 27, 2006. NJDEP expects to issue comments on this submittal, which involves sampling soil and ground water in the vicinity of the two former USTs, in April 2006. Benzene is the contaminant of concern.

LBHA also submitted a RAWP for Block 400 Lot 7 on February 28, 2006 that details plans for installing the storm water and sanitary sewer lines. The NJDEP is reviewing this RAWP and expects to issue written comments in early summer 2006.